

SENATE BILL 3667
By Fowler

AN ACT to amend Tennessee Code Annotated, Title 47,
Chapter 18 and Title 66, Chapter 5, relative to
sales of residences.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 47-18-104(b), is amended by adding the following language as a new, appropriately designated subdivision:

() Advertising or marketing for sale a residence as having more bedrooms than are permitted by the certificate of occupancy or the building permit issued with respect to the sewage system of the residence unless prior to the execution of any sales agreement the permitted number of bedrooms is disclosed in writing to the buyer. If a residence is marketed for sale as having more bedrooms than are permitted by the certificate of occupancy or the building permit issued with respect to the sewage system and no disclosure of the actual number of bedrooms permitted occurs prior to the execution of a sales agreement, then the buyer shall have the right to rescind the sales agreement and may recover treble damages as provided in § 47-18-109.

SECTION 2. This act shall take effect July 1, 2006, the public welfare requiring it.